

Arts & Culture Center



Typical Size & Program Elements	15,000 to 30,000 square feet on 1 or 2 levels. Spaces for visual arts education, classrooms, pottery, artist studios, history exhibit, gallery space, poetry readings and small group lectures, artists lockers, teen hangout, multipurpose/flexible community meeting space, community oven, café, gift shop
Competitive Landscape	Low – Four similar facilities located within 14 miles are sponsored by communities with little competition from the private market.
Parking Demand	Moderate – predictable usage with increases for special events and special programming
Construction Costs	Low / Moderate
Operating Costs	Low - Existing staff and existing enterprise budget can be retained; any increases in staffing to be determined
Potential Revenue Sources	Long-term debt, sale of public land, high potential for philanthropic donations, registration fees, rental fees, retail sales

Performing Arts, Culture & History Center



Typical Size & Program Elements	20,000 to 35,000 square feet. Spaces for visual arts education, classrooms, pottery, artist studios, history exhibit, history archives/library, gallery space, poetry readings and small group lectures, artists lockers, teen hangout, 200-400 seat auditorium, black box/multipurpose/flexible community meeting space, community oven, café, gift shop
Competitive Landscape	Low – Four similar facilities located within 14 miles are sponsored by communities with little competition from the private market. Nearby auditoriums are 600-800 seats, with little competition for a smaller fixed-seat hall.
Parking Demand	Moderate / High – predictable usage with higher demands for special performances
Construction Costs	Moderate / High
Operating Costs	Low / Moderate - Existing staff and existing enterprise budget can be retained with some staff increases likely
Potenital Revenue Sources	Long-term debt, sale of public land, high potential for philanthropic donations, registration fees, rental fees; retail sales